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VICINITY MAP

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KINNEY ST

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OTIS ST

CTON LOOP

PERKINS ST

LASALLE ST V

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PENN COVE

LEACH ST

APPLICANT VIEW RIDGE INVESTMENTS, LLC P.O. BOX 785 COUPEVILLE, WA 98239-0785 SES:
212 NE ALBION ST.
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211 NE ALBION ST.
213 NE ALBION ST. NO. R13234-180-0470 RM9600

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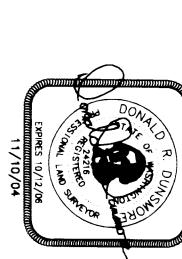
NOTES

DENOTES FOUND CORNER AS NOTED .DENOTES 1/2" REBAR MARKED "DUNSMORE LS 24216" SET THIS SURVEY

METHOD OF SURVEY: BASIS OF BEARINGS: EQUIPMENT USED: TOPCON GTS 603 EAST ALONG FOURTH STREET PER COUPEVILLE SHORT PLAT 4/89 FIELD TRAVERSE

SHEET

1 OF 2



OF COUPEVILLE A PORTION OF THE SW1/4 OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M. PLAT: PENNINGTON RIDGE

TOWN

DUNSMORE AND ASSOCIATES
901 GRACE ST. P.O. Box 1403 COUPEVILLE, WA. 98239 (360) 678-3459 WASHINGTON F.B. No. 2/17&18

DATE 11/04

SCALE 1"=50'

JOB NO. 1452 DWN. BY DRD 1452PLAT

TOWN OF

COUPEVIL

m

SUBDIVISION NO. PP 03-01

TOWN OF COUPEVILLE,

ISLAND COUNTY, WASHINGTON

SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED AND THEY HAVE NO OBJECTION THERETO, AND HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PUTILITIES ABOVE AND BELOW GROUND SHOWN THEREON AND USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT AND THE ORIGINAL REASONABLE GRADING OF THE STREETS SHOWN HEREON, THE OWNERS SHALL GRANT THE TOWN OF COUPEVILLE A WAVER OF ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE SUBDIVISION BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS.

VIEW RIDGE INVESTMENTS, LLC

LROTO JOHNSON PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF WASHINGTON) COUNTY OF ISLAND) vis

THIS IS TO CERTIFY THAT ON THIS AND TARY PUBLIC IN AND FOR THE BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE OF VIEW RIDGE INVESTMENTS, LLC DESCRIBED IN AND WHO EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT DESIGNED AND SEALED THE SAME AS NENTIONED HEREIN.





STATE OF WASHINGTON) COUNTY OF SKAZIT) vis **ACKNOWLEDGEMENT**

THIS IS TO CERTIFY THAT ON THIS 19TH DAY OF NOVEMBEY 2004,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
TO ME THAT COMMISSIONED THIS INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT SIGNED AND SEALED THE SAME AS DAY FREE AND
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.





CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED; NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.

LEGAL DESCRIPTION:

LOT 4, TOWN OF COUPEVILLE SHORT PLAT NO. 4.
APPROVED ON NOVEMBER 18, 1991 AND RECORD
VOLUME 2 OF SHORT PLATS, PAGE 323, UNDER /
RECORDS OF ISLAND COUNTY, WASHINGTON; BEING
COUPE DONATION LAND CLAIM IN SECTION 34, TO
OF THE WILLAMETTE MERIDIAN.

SITUATED IN ISLAND COUNTY, WASHINGTON.

OPEN SPACE RESTRICTIONS:

TRACTS 998 AND 999 ARE HEREBY DESIGNATED AS OPEN SPACE AND NO CLEARING OR REMOVAL OF NATURAL VEGETATION IS PERMITTED EXCEPT THE REMOVEAL OF DEAD OR DYING TREES. OPEN SPACE TRACTS SHALL REMAIN IN UNDISTURBED NATURAL STATE EXCEPT AS NOTED ABOVE. THE OWNERS OF EACH OF THE LOTS SHALL OWN AN UNDMIDED ONE—ELEVENTH INTEREST IN THE OPEN SPACE TRACTS, WHICH INTEREST MAY NOT BE TRANSFERRED, ASSIGNED OR CONVEYED SEPARATE FROM THE OWNERSHIP INTEREST HELD BY AN OWNER IN ONE OF THE LOTS. SUBJECT TO THE FOREGOING RESTRICTIONS, THE OPEN SPACE TRACTS ARE HEREBY RESERVED SOLELY AS AN OPEN SPACE AREA FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS AND THE OPEN SPACE TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS IN A NATURAL CONDITION AND WITHOUT ANY STRUCTURES OF ANY KIND, EXCEPT FOR UNDERGROUND UTILITIES.

FIRE FLOW RESTRICTIONS:

FIVE HUNDRED GALLONS PER MINUTE FOR FIRE FLOW IS REQUIRED SO LONG AS THE SQUARE FOOTAGE OF INDIMIDUAL RESIDENCES DOES NOT EXCEED 2400 SQUARE FEET, RESIDENCES GREATER THAN 2400 SQUARE FEET, WHICH INCLUDES ATTACHED GARAGES (DETACHED GARAGES GREATER THAN SIX FEET OF SEPARATION ARE EXEMPT FROM THE 2400 SQUARE FOOT REQUIREMENT) REQUIRE 1500 GALLONS PER MINUTE OR BE CONTRUCTED WITH A RESIDENTIAL SPRINKLER SYSTEM. ALL HOMES OVER 5000 SQUARE FEET MUST BE SPRINKLED.

STORM WATER INFILTRATION SYSTEMS:
ALL HOME DESIGNS WITHIN THE PLAT SHALL INCORPORATE STORM
WATER INFILTRATION SYSTEMS FOR ALL IMPERVIOUS SURFACES.

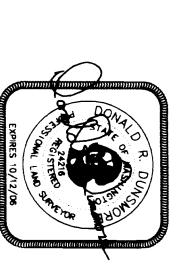
PARK IMPACT FEES:
THE LOTS SHOWN IN THIS SUBDIMISION ARE SUBJECT TO PARK IMPACT FEES ARE REQUIRED BY THE TOWN OF COUPEVILLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR SAID LOTS.

EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, VERIZON, TOWN OF COUPEVILLE, U.S. POSTAL SERVICE AND COMCAST CABLE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF THE FRONT OF EACH LOT ABUTTING THE STREETS AS HEREIN PLATTED IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UNDERGROUND CONDUITS, CABLES, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR SANITARY AND STORM DRAINAGE, TELEPHONE, WATER, AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AND NOTES AS CONTAINED IN SHORT PLAT RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 323, UNDER AUDITOR'S FILE NO. 91017896 AND COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NO. 4118538

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF A PORTION OF THE SW1/4 OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AS REQUIRED BY THE TOWN ENGINEER.



TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2004: 2005

TREASURER DEP.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 th DAY OF NOVEMBEY 2004, AT 10:020, IN VOL. 13 OF PLATS, PAGE 262, UNDER AUDITOR'S FILE NO. 4119290, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF DUNSMORE & ASSOCIATES.





WASHING ON THE WASHING

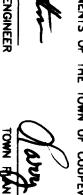
AUDITOR

APPROVALS

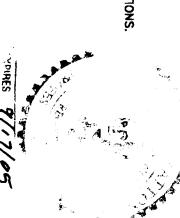
EXAMINED AND APPROVED THIS AS ALL DAY OF WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE REGULATIONS

Charle But









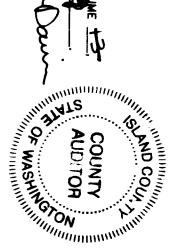
WASHINGTON,

APPROVED BY THE COUNCIL OF THE TOWN OF COUPEVILLE, THIS TOWN OF NATIONAL , 2004.

CERTIFICATE OF TITLE

RECORDED NOVEMBER 24, 2001, IN VOLUME +3,
PAGE 160. UNDER AUDITOR'S FILE NO. 4118889

RECORDS OF ISLAND COUNTY, WASHINGTON.



SHEET **N** 유

PENNINGTON RIDGE FOR VIEW RIDGE INVESTMENTS, LLC

DUNSMORE AND GRACE ST. P.O. Box 1403 CO COUPEVILLE A PORTION OF THE SW1/4 OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M. WASHINGTON 1452A DRD 11/04

ND ASSOCIATES OUPEVILLE, WA. 98239 (360) 678-3459 1452

TOWN

QF

COUPEVILLE

SUBBIVISION

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PP

03-01